



THE
A-TEAM

**RE/MAX
FIRST**

79 CRANBROOK Way, Calgary T3M 2C3

MLS®#: **A2162271**

Area: **Cranston**

Listing Date: **09/05/24**

List Price: **\$1,354,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,573**
Low Sqft:
Ttl Sqft: **1,573**

DOM

13
Layout
Beds: **4 (1 3)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,220 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat:

Backs on to Park/Green Space,Creek/River/Stream/Pond,Environmental Reserve,Fruit Trees/Shrub(s),Low Maintenance Landscape,Underground Sprinklers
Double Garage Attached

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Bar,Breakfast Bar,Built-in Features,Double Vanity,Granite Counters,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	17`1" x 9`1"
Office	Main	11`10" x 9`0"
Bedroom - Primary	Main	15`7" x 12`0"
Game Room	Basement	23`4" x 14`8"
Bedroom	Basement	11`10" x 10`0"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	15`0" x 10`4"
Family Room	Main	20`0" x 14`0"
5pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Basement	11`9" x 10`0"
Bedroom	Basement	11`0" x 15`0"
4pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1312402

Zoning:
R-1s

Remarks

Pub Rmks: **Rarely offered! A walkout bungalow, backing to a greenspace and creek, close to the river in Riverstone! Top quality throughout with numerous upgrades. Features include rich walnut floors, granite counters, breakfast bar kitchen island, gas cooktop, vaulted ceilings, main floor laundry, main floor office, double vanity in the luxurious ensuite, large lower family room with built-in bar and a stone fireplace and 3 bedrooms in the lower level. The patio and rear yard offer a beautiful, private retreat. The panel is 200 amps to allow for an EV plug. Also includes central air and a hot tub! This one checks all the boxes!**

Inclusions: **TV on wall in family room, stereo system and speakers in family room, 2 bar fridges in family room, 2 TV's attached to lower bedroom walls, Kinetico under sink filter, hot tub, shelving in storage room, shelving in garage, mirror in powder room, lower patio set.**

Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











